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City of Groveland

City of Groveland Land Bank

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BEGINS WITH A VISION



City of Groveland Land Bank



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Program Overview

The City of Groveland is establishing a Land Bank Program. It will be a critical component of development and redevelopment for affordable housing and promoting economic development by leveraging city owned properties with privately owned properties to build vibrant communities and retail.

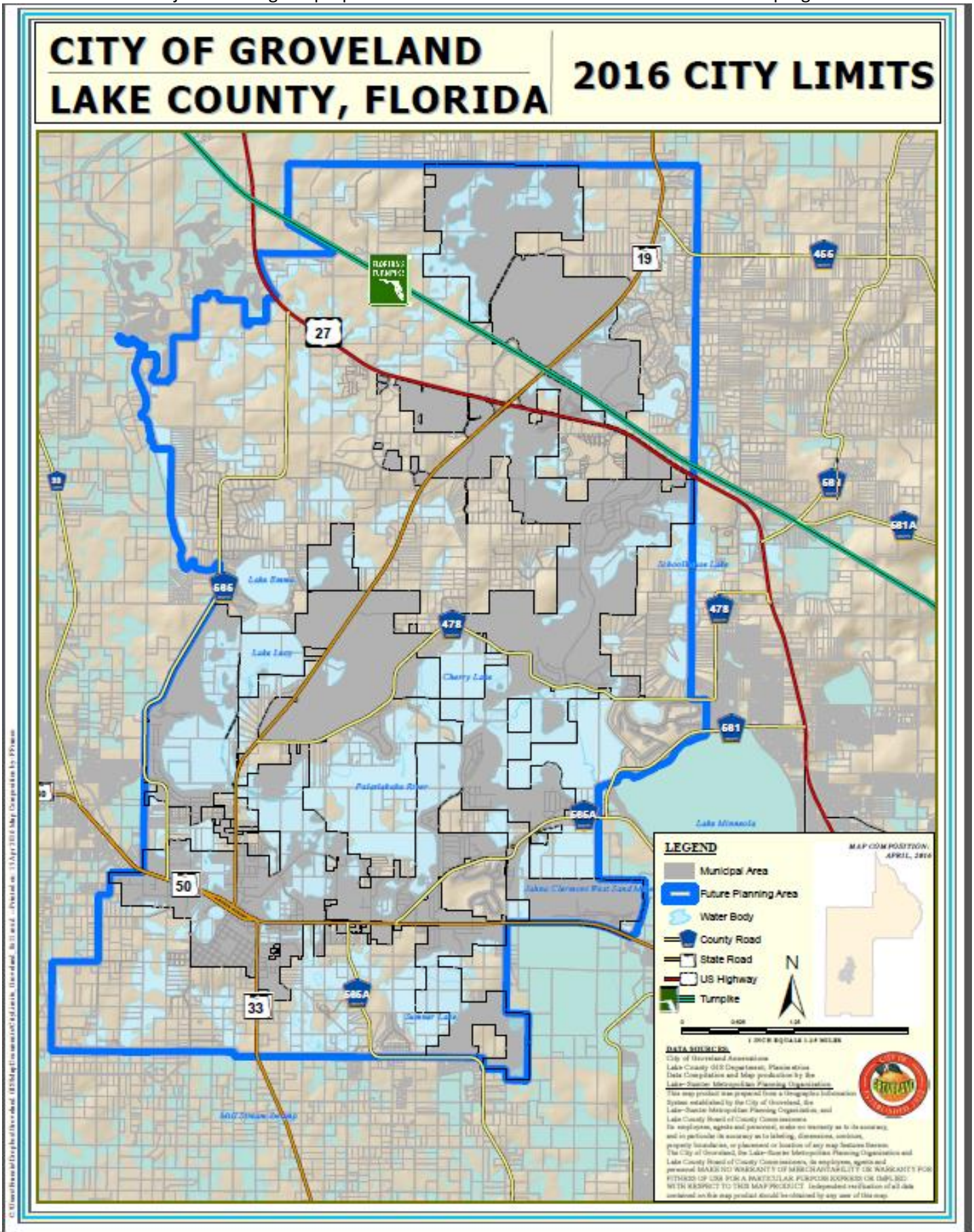
The City will seek public, private, partnerships with Community Development Corporations, non-profit and for-profit developers to build stakeholder interest and drive demand. Land Banking is one of several important tools that are part of the short and medium term solution to the stabilization and revitalization of communities. Land banking provides some of the following benefits:

- Securing and managing properties to redevelop and dispose. Establish a viable land bank to market and solicit City owned and privately owned property through a comprehensive process.
- Eliminates the tax burden for developers/owners while the property is being redeveloped or assembled for disposition.
- City has the ability to selectively extinguish existing delinquent taxes on properties purchased by stakeholders and bank it with the City.
- Assists with assemblage of properties as part of a comprehensive neighborhood stabilization and redevelopment plan.
- Expands the ability of developers to attack a broader footprint within the community by phasing the development efforts over an extended period and relying on the ability to inventory property.
- Stakeholders can acquire and demolish blighted structures that are cost prohibitive to repair and bank and manage the resulting vacant property. This can assist with improving the visual presentation of the neighborhood to current and potential residents.
- Section 1. Scope. These policies and procedures for a land banking program of the City of Groveland, Lake County, Florida.

Policies and procedures for Land Banking:

- a. Permit advance acquisition of potential development sites in anticipation of rapidly rising land prices;
- b. Facilitate pre-development planning, financing, and structuring;
- c. Minimize or eliminate violations of housing and building codes and public nuisances on properties to be developed for affordable housing; and
- d. Hold parcels of land for future strategic governmental purposes such as affordable housing or commercial and open spaces and greenways.
- As set forth in these policies and procedures, the land banking program consists of transactions in which a grantor transfers real property to the City and the property is held by the City pending a transfer back to the original grantor, to a grantee identified in a banking agreement, or to a third party selected by the City.

Some of the potential costs associated with land banking include initial costs for securing and inspecting the property, monthly maintenance costs (including lawn maintenance, debris removal, monitoring and inspection, property insurance), closing and transaction fees for documenting and closing the initial land banking transaction, expanded property insurance and coverage of internal City operating costs. The final schedule of fees will be determined on a transaction specific basis.



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Listing: City Owned Properties For Sale

Alternate Key	Address	Land Value	Total Just Value	Misc. Value	Last Sale Price	Last Sale Date	Acres
1397090	FIRST AVE GROVELAND FL 34736	\$ 3,960	\$ 3,960		\$ 15,000	8/19/2005	0.41
1437300	257 ARLINGTON RD GROVELAND FL 34736	\$ 23,205	\$ 23,205			11/31/1969	0.54
1523192	ILLINOIS AVE GROVELAND FL 34736	\$ 24,336	\$ 26,729	\$ 2,393	\$ 49,000	7/22/2006	0.12
1523648	782 BLUE ST GROVELAND FL 34736	\$ 1,690	\$ 1,690			11/31/1969	0.06
1523982	WRIGHT ST GROVELAND FL 34736	\$ 1,620	\$ 1,620		\$ 8,200	0/9/2008	0.06
1643139	137 WRIGHT ST GROVELAND FL 34736	\$ 28,704	\$ 28,704		\$ 65,000	0/25/2007	0.33
1704588	EDGE CT GROVELAND FL 34736	\$ 2,100	\$ 2,100			11/31/1969	0.22
1720672	CRITTENDEN ST GROVELAND FL 34736	\$ 28,000	\$ 28,000		\$ 350,000	2/29/2004	0.47
1812453	152 CORTEZ AVE GROVELAND FL 34736	\$ 6,000	\$ 6,000		\$ 250,000	2/5/2007	0.95
3425421	SAMPEY RD GROVELAND FL 34736	\$ 1,498,500	\$ 1,498,500			11/31/1969	29.19
3703383	247 CORTESE ST GROVELAND FL 34736	\$ 2,100	\$ 2,100		\$ 95,500	5/28/2006	0.1
3703456	259 CORTESE CIR GROVELAND FL 34736	\$ 40,000	\$ 40,000		\$ 90,000	6/17/2006	0.07
3703464	CORTESE ST GROVELAND FL 34736	\$ 14,000	\$ 14,000		\$ 99,800	6/4/2006	0.15
3703472	239 CORTESE CIR GROVELAND FL 34736	\$ 30,000	\$ 30,000		\$ 92,000	6/17/2006	0.09
3703502	239 CORTESE ST GROVELAND FL 34736	\$ 2,100	\$ 2,100		\$ 95,000	8/4/2006	0.07
3703529	CORTESE ST GROVELAND FL 34736	\$ 2,100	\$ 2,100		\$ 95,000	7/6/2006	0.07
3771711	ANDERSON RD GROVELAND FL 34736	\$ 8,900	\$ 8,900		\$ 64,000	2/15/2007	0.44
3816142	CORTESE CIR GROVELAND FL 34736	\$ 12,000	\$ 12,000		\$ 62,000	5/27/2006	0.06
3841008	FIRST AVE GROVELAND FL 34736	\$ 3,500	\$ 3,500			11/31/1969	0.62
3847234	131 WILSON LAKE PKWY GROVELAND FL 34736	\$ 132,354	\$ 132,354			11/31/1969	20.52
3847235	121 WILSON LAKE PKWY GROVELAND FL 34736	\$ 134,805	\$ 134,805			11/31/1969	20
3881163	WILSON LAKE PKWY GROVELAND FL 34736	\$ 252,756			SOLD	12/7/2015	30.16

About this Tool:

The City of Groveland is in a position to leverage city owned property by selling land to private developers and the public to build infrastructure, retail, commercial, industrial and residential projects.

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Alternate Key #1397090



Property Highlights

Address:	Not Assigned – First Avenue
Size:	0.41 Acres
Zoning:	R-1 Single Family Residential District / Conservation
Future Land Use:	Single Family Medium Density
County:	Lake County
Last Sales Price:	\$15,000
Price:	Please Call Rodney Lucas, 352-429-2141 x225

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Alternate Key #1437300



Property Highlights

Address: 257 Arlington Road
Size: 0.54 Acres
Zoning: R-3 Moderate Density Residential District
Future Land Use: Single Family Low Density

County: Lake County

Last Sales Price: N/A

Price: Please Call Rodney Lucas, 352-429-2141 x225

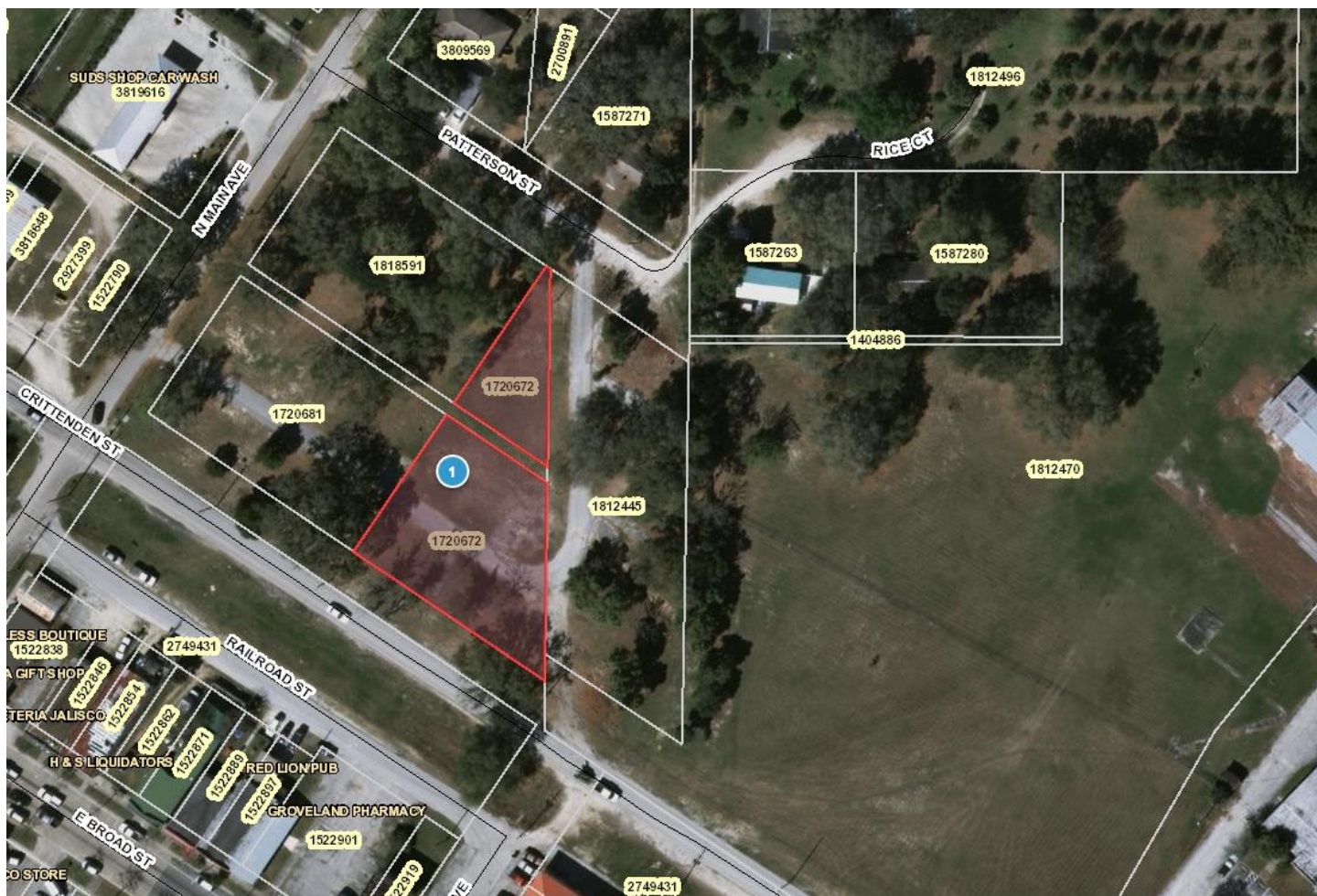
This document is subject to change as properties are added or sold and is considered a work in progress.
Alternate Key #3771711



Property Highlights

Address:	Not Assigned – Anderson Road
Size:	0.44 Acres
Zoning:	R-1A Low Density Residential District
Future Land Use:	Single Family Medium Density
County:	Lake County
Last Sales Price:	\$64,000
Price:	Please Call Rodney Lucas, 352-429-2141 x225

Alternate Key #1720672

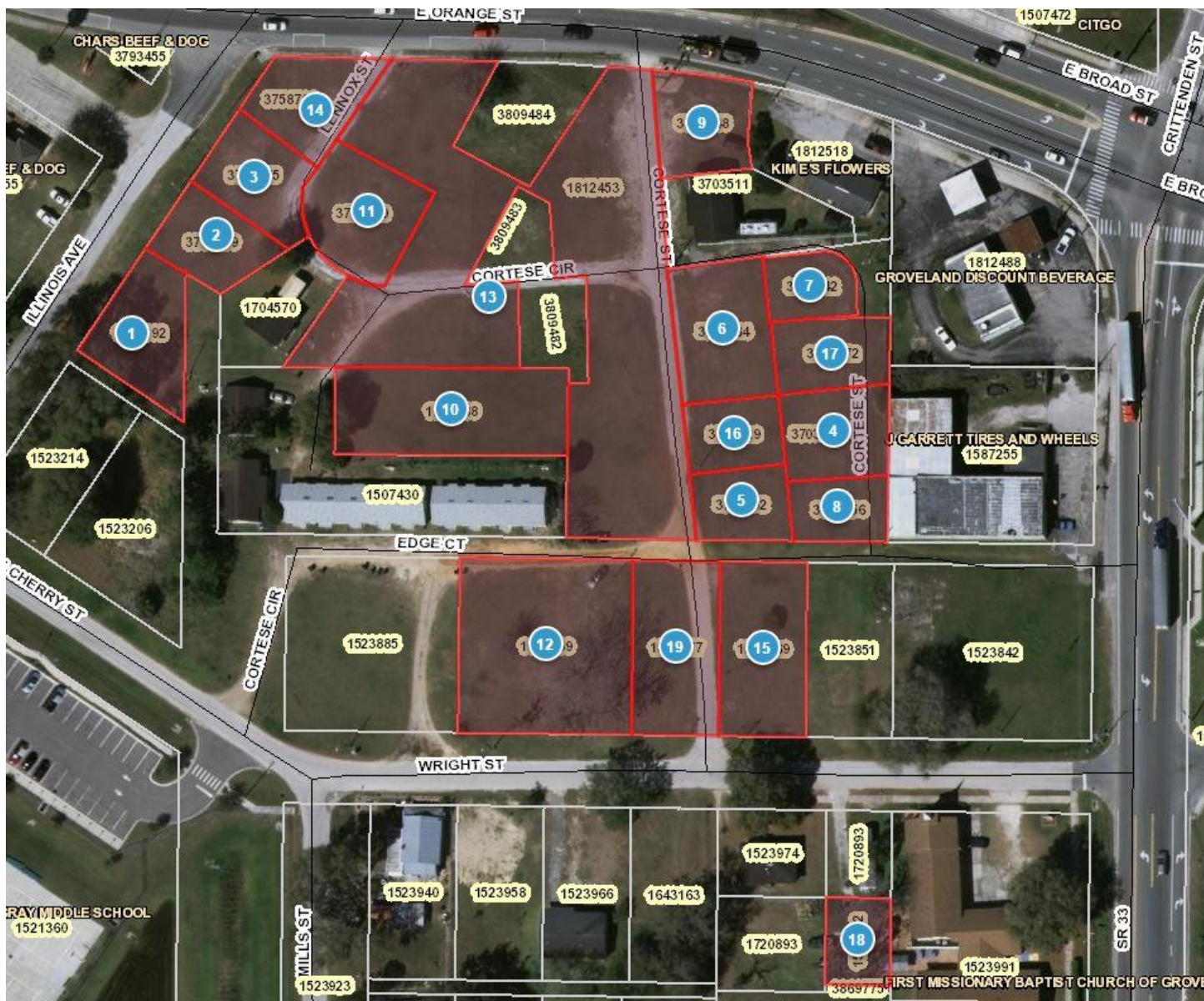


Address:	Not Assigned – Crittenden Street
Size:	0.22 Acres
Zoning:	C-2 General Commercial/Central Business District
Future Land Use:	Central Business District

Last Sales Price: \$350,000

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Interested Developer: Package Site for development of 19 City Owned lots – 2.07 Acres



(19 lots to follow)

This document is subject to change as properties are added or sold and is considered a work in progress.
Alternate Key #1523192



Property Highlights

Address: Not Assigned – Illinois Avenue
Size: 0.12 Acres
Zoning: Planned Unit Development
Future Land Use: Central Business District

County: Lake County

Last Sales Price: \$49,000

Price: Please Call Rodney Lucas, 352-429-2141 x225

Alternate Key #1643139



Price: Please Call Rodney Lucas, 352-429-2141 x225

This document is subject to change as properties are added or sold and is considered a work in progress.

Alternate Key #1704588



Property Highlights

Address:	Not Assigned – Edge Court
Size:	0.22 Acres
Zoning:	Planned Unit Development
Future Land Use:	Central Business District
County:	Lake County
Last Sales Price:	N/A
Price:	Please Call Rodney Lucas, 352-429-2141 x225

This document is subject to change as properties are added or sold and is considered a work in progress.

Alternate Key #1812453



Property Highlights

Address: 152 Cortez Avenue
Size: 0.95 Acres
Zoning: Planned Unit Development
Future Land Use: Central Business District

County: Lake County

Last Sales Price: \$250,000

Price: Please Call Rodney Lucas, 352-429-2141 x225

Alternate Key #3703383



Address: 247 Cortese Street
Size: 0.10 Acres
Zoning: Planned Unit Development
Future Land Use: Central Business District

Last Sales Price: \$95,500

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Alternate Key #3703456



County: Lake County

Price: Please Call Rodney Lucas, 352-429-2141 x225

This document is subject to change as properties are added or sold and is considered a work in progress.

Alternate Key #3703464



Property Highlights

Address: Not Assigned – Cortese Street
Size: 0.15 Acres
Zoning: Planned Unit Development
Future Land Use: Central Business District

County: Lake County

Last Sales Price: \$99,800

Price: Please Call Rodney Lucas, 352-429-2141 x225

This document is subject to change as properties are added or sold and is considered a work in progress.

Alternate Key #3703472



Property Highlights

Address:	239 Cortese Circle
Size:	0.07 Acres
Zoning:	Planned Unit Development
Future Land Use:	Central Business District
County:	Lake County
Last Sales Price:	\$92,000
Price:	Please Call Rodney Lucas, 352-429-2141 x225

This document is subject to change as properties are added or sold and is considered a work in progress.

Alternate Key #3703502



Property Highlights

Address: Not Assigned - Cortese Street
Size: 0.07 Acres
Zoning: Planned Unit Development
Future Land Use: Central Business District

County: Lake County

Last Sales Price: \$92,000

Price: Please Call Rodney Lucas, 352-429-2141 x225

This document is subject to change as properties are added or sold and is considered a work in progress.

Alternate Key #3703529



Property Highlights

Address: Not Assigned – Cortese Street
Size: 0.07 Acres
Zoning: Planned Unit Development
Future Land Use: Central Business District

County: Lake County

Last Sales Price: \$95,000

Price: Please Call Rodney Lucas, 352-429-2141 x225

Alternate Key #3816142



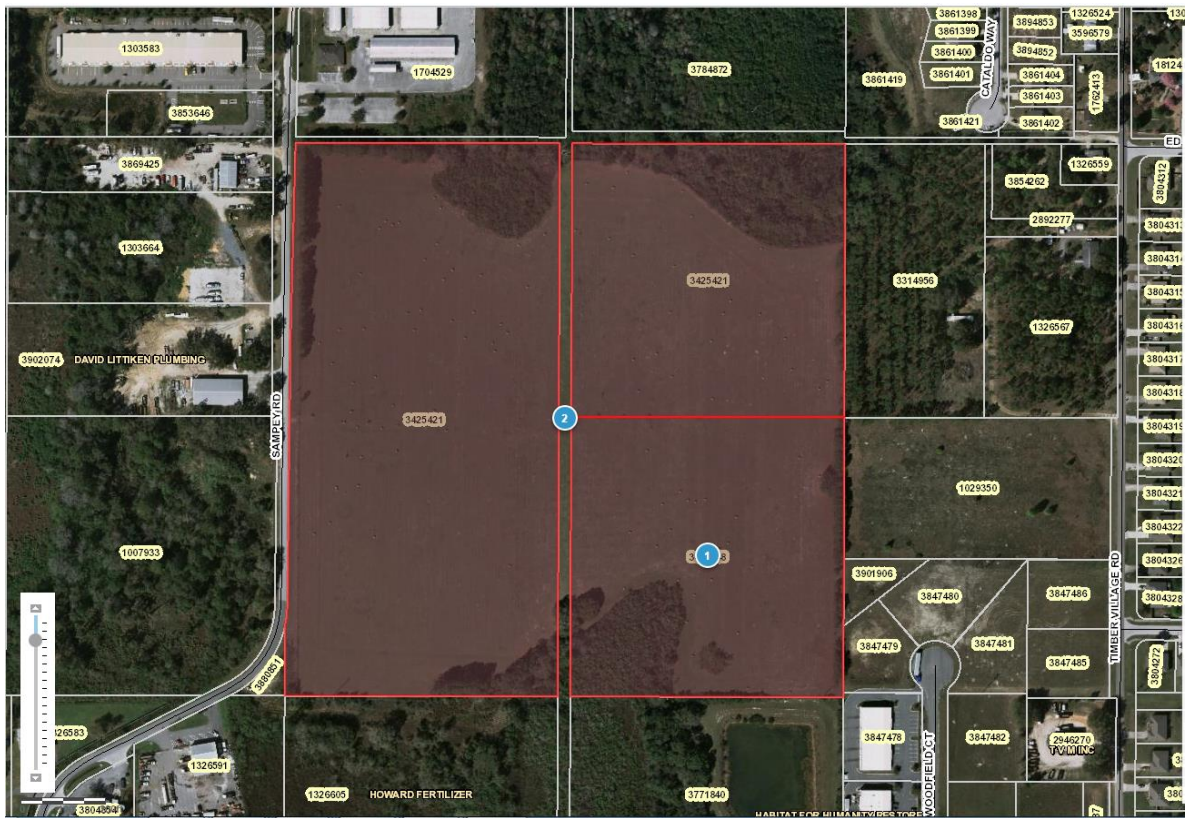
Address:	Not Assigned – Cortese Circle
Size:	0.06 Acres
Zoning:	Planned Unit Development
Future Land Use:	Central Business District

Last Sales Price: \$62,000

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Alternate Keys: #3425448 & #3425421

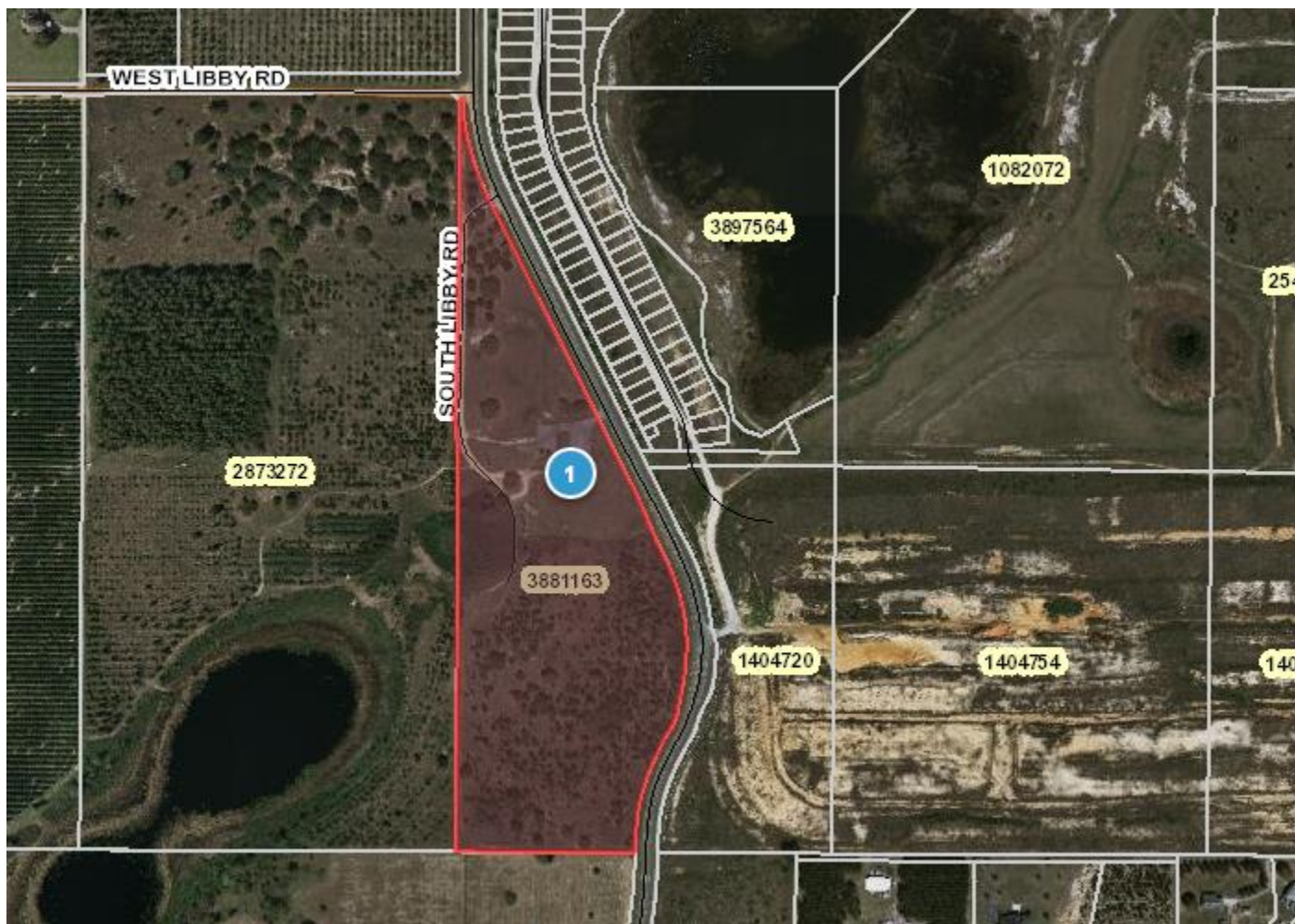


Property Highlights

Address:	Not Assigned – Groveland Commerce Park (Formerly Sampey Field)
Size:	39.17 Acres
Zoning:	Planned Unit Development
Future Land Use:	Industrial
County:	Lake County
Last Sales Price:	N/A
Price:	Please Call Rodney Lucas, 352-429-2141 x225

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Alternate Key #3881163



Property Highlights

Address: Wilson Lake Parkway
Size: 30.16 Acres
Zoning: Undergoing Zoning Designation
Future Land Use: Single Family Medium

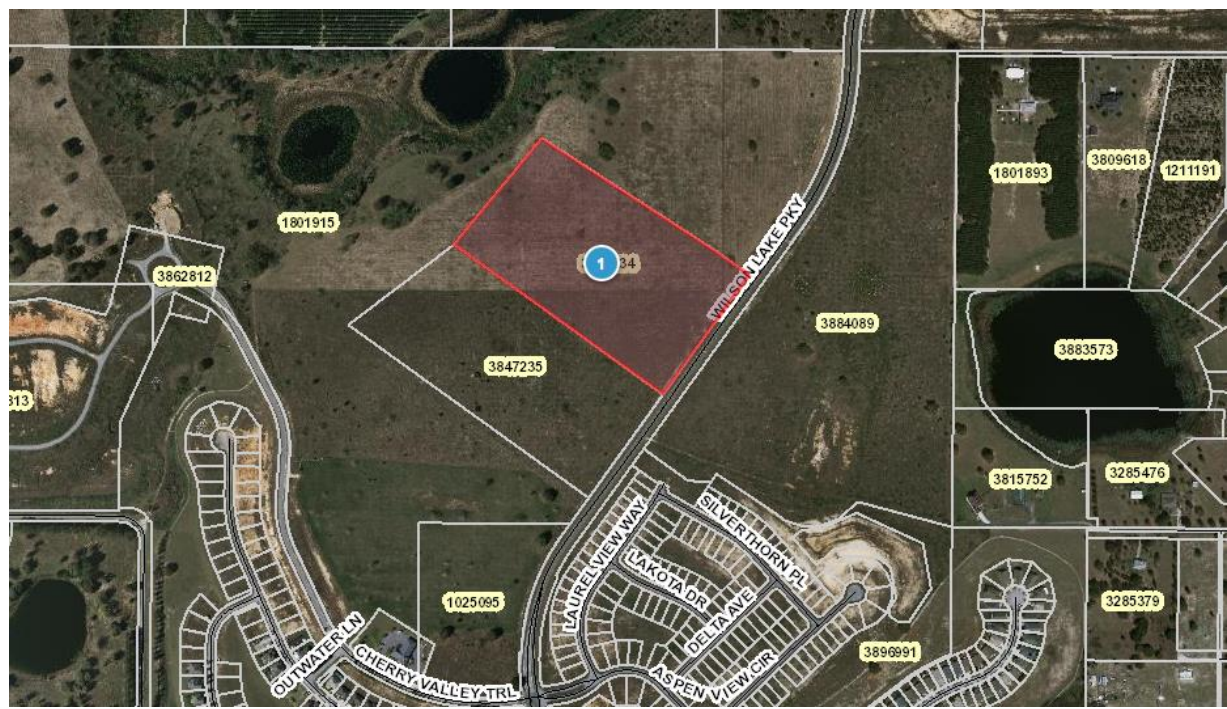
County: Lake County

Last Sales Price: **SOLD**

Price: Please Call Rodney Lucas, 352-429-2141 x225

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Alternate Key #3847234



Property Highlights

Address: 131 Wilson Lake Parkway
Size: 20.52 Acres
Zoning: Planned Unit Development
Future Land Use: Mixed Use

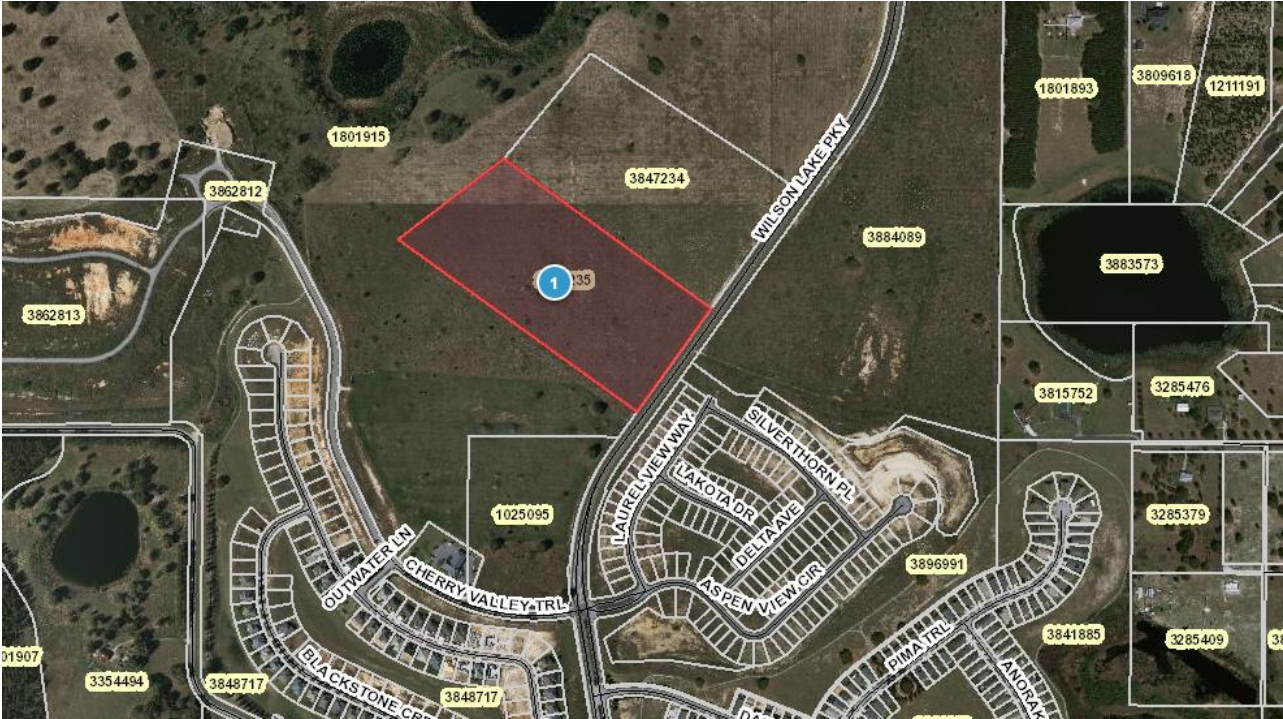
County: Lake County

Last Sales Price: N/A

Price: Please Call Rodney Lucas, 352-429-2141 x225

This document is subject to change as properties are added or sold and is considered a work in progress.

Alternate Key #3847235



Property Highlights

Address: 121 Wilson Lake Parkway
Size: 20.00 Acres
Zoning: Planned Unit Development
Future Land Use: Mixed Use

County: Lake County

Last Sales Price: N/A

Price: Please Call Rodney Lucas, 352-429-2141 x225

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If you're interested in purchasing City properties, please contact:

City of Groveland
Economic Development Division
156 S. Lake Avenue
Groveland, FL 34736
Mon. – Fri.: 8am to 5 pm
Rodney Lucas,
Economic Development Manager
(352) 429 - 2141, Ext. 225

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APPENDIX A

Listing: Municipal Assets

Alt-Key	Address	Year Built	Land Value	Building Value	Total Just Value	Misc. Value	Last Sale Price	Last Sale Date	Acres
1521351	GROVELAND FL 34736		64260		95772	31512		11/31/1969	1.82
1523303	GROVELAND FL 34736	1920	25463	12850	38490	177	15000	11/31/1976	0.49
1523311	GROVELAND FL 34736	1918	16200	21318	37739	221	125000	4/31/1989	0.37
1523583	788 SOUTH ST GROVELAND FL 34736		5280		12740	7460		11/31/1969	0.34
1523621	760 BLUE ST GROVELAND FL 34736		4015		4015			11/31/1969	0.1
1523630	762 BLUE ST GROVELAND FL 34736		4250		4250		10000	3/29/2008	0.09
1523656	204 GADSON ST GROVELAND FL 34736		4225		18841	14616	14100	9/9/2003	0.08
1523681	769 BLUE ST GROVELAND FL 34736		4246		4246		2000	9/16/1968	0.08
1523869	377 CORTESE ST GROVELAND FL 34736		4250		4250		96000	3/6/2008	0.16
1523877	145 WRIGHT ST GROVELAND FL 34736		4250		4250		87000	3/6/2008	0.16
1720664	GROVELAND FL 34736		70200		95018	24818		11/31/1969	2.48
1720681	117 NORTH MAIN ST LT 8 GROVELAND FL 34736	1999	165520	46386	211906		350000	2/29/2004	0.5
1720702	GROVELAND FL 34736		50634		107544	56910		11/31/1969	0.28
1720745	156 SOUTH LAKE AVE GROVELAND FL 34736		28290		129644	101354		11/31/1969	0.66
1720753	GROVELAND FL 34736		10238		11322	1084		11/31/1969	0.17
1721237	GROVELAND FL 34736		146400		193888	47488		11/31/1969	46.48
1781388	20434 STATE ROAD 19 GROVELAND FL 34736	1994	10124	24544	35124	456	358000	2/31/1986	14.08
1812445	117 NORTH MAIN AVE GROVELAND FL 34736	1973	22500	17894	40394		350000	2/29/2004	0.65
1812470	GROVELAND FL 34736	1980	918000	36055	969780	15725	1500000	5/7/2007	6.89
1818591	GROVELAND FL 34736	1910	16560	14096	32590	1934	39900	8/16/2009	0.5
3425448	GROVELAND FL 34736	1979	449550	19431	469391	410		11/31/1969	9.98
3703448	GROVELAND FL 34736	1950	6000	12742	18742		87200	6/4/2006	0.1
3703499	162 LENOX ST GROVELAND FL 34736	1950	12000	12754	24754		150000	7/21/2006	0.09
3733274	142 MILLS ST GROVELAND FL 34736	1970	6738	98836	105574			11/31/1969	0.46
3758706	GROVELAND FL 34736	1950	24000	12754	36754		85000	10/22/2008	0.1
3767675	GROVELAND FL 34736	1950	6000	12754	18754		89300	6/5/2006	0.1
3771720	GROVELAND FL 34736	1950	6000	13153	19153		91400	6/5/2006	0.13
3870200	GROVELAND FL 34736	2007	1000	35881	42022	5141		11/31/1969	0.21
3847236	193 CHERRY VALLEY TRL GROVELAND FL 34736	2007	37332	447888	510557	25337		11/31/1969	1.76

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3877867	MARAVILLA WAY GROVELAND FL 34736						100000	7/29/2011	5.97
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APPENDIX B

Listing: Privately Owned Properties

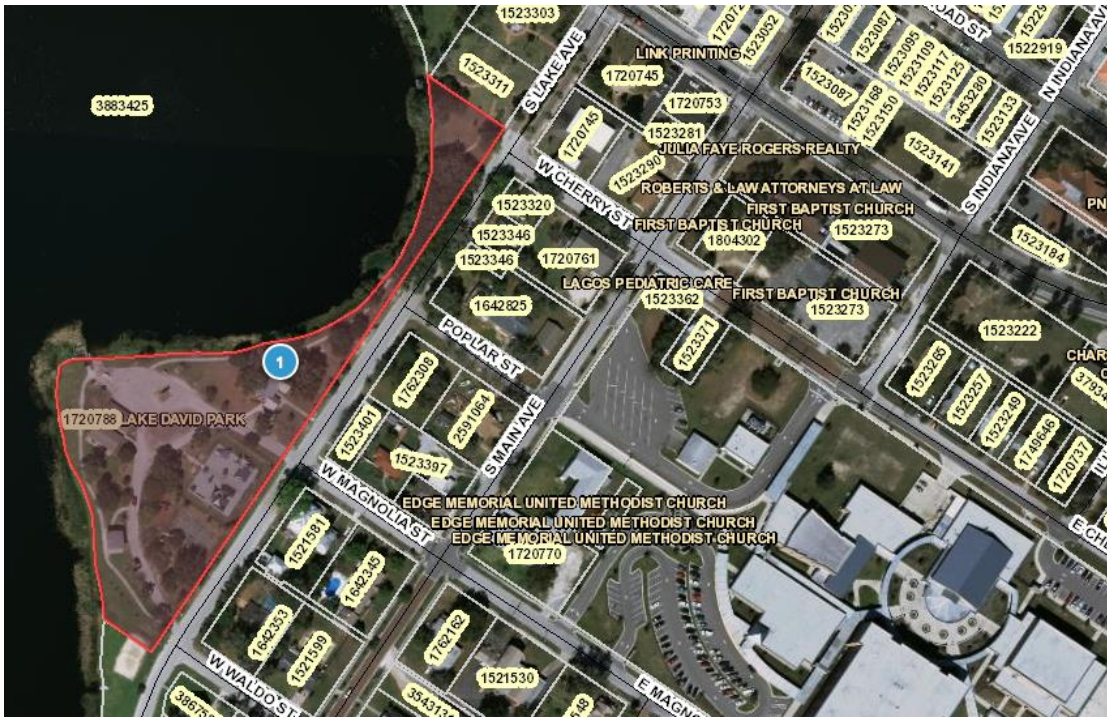
Alt-Key	Address	Year Built	Land Value	Building Value	Total Just Value	Misc. Value	Last Sale Price	Last Sale Date	Acres
S/R 50 SS	Integrity Christian Acad.			352-429-0659		Julia F Rogers Realty			
S/R 50 SS	KLR Electric Wendell Ave			352-429-3020					
S/R 50 SS	April M Rager KW comm			321-689-6940					
S/R 50 SS	1150 Mt Pleasant Port Consolidation building								
S/R 50 SS	Trish Lesiner 934 SR 50 & Weir			352-267-6216					
S/R 50 SS	912 W Broad								
S/R 50 SS	for lease 850 Broad & Weir			888-450-6695					
S/R 50 SS	852 Broad & Weir			888-450-6695					
S/R 50 SS	KW Commission			321-689-6940					
S/R 50 SS	810 Ledbetter Ave			352-360-8412		Pat Hart			
S/R 50 SS	350 SR 50 by Police Station			407-796-439		Warth Realty			
S/R 50 SS	824 E. Broad St			321-280-8024		Reo Americal Inc	1427407	1300	
S/R 50 SS	834 Broad			321-280-8024		Reo Americal Inc			
S/R 50 SS	850 Brown			321-280-8024		Reo Americal Inc			
S/R 50 SS	854 Brown			321-280-8024		Reo Americal Inc			
S/R 50 SS	Across from TSC - Land								
S/R 50 SS	50 and Division			321-299-4164		Thyson			
S/R 50 SS	Across from Publix CR 55A								
S/R 50 SS	Retail space for lease			949-1265		First Green Bk Clermont			
S/R 50 SS	near flapjack			407-786-4001		Quest Company Inc			
S/R 50 SS	Zoned for Commercial			850-893-2707				258 by 547	
S/R 50 SS	Next to Just Ask			407-947-6037		County Zoned			\$149,000
S/R 50 SS	Wright & 33rd			352-429-4673					
S/R 50 NS	Land next to waterside going west			407-422-3144		Maury Carter			
S/R 50 NS				352-394-3993		Atlantic Properties			
S/R 50 NS	Next to Golf course			407-729-1932				5 acres	
S/R 50 NS	In front of Publix			772-467-045 305-667-1976					
S/R 50 NS	Across from Just Ask			239-489-4066				9.47+- Acres	
S/R 50 NS	Next to the fertilizer place							20 acres	
S/R 50 NS	Land next to Tractor Supply Co								
S/R 50 NS	Newitt building across from tax services								
S/R 50 NS	119 W Broad			352-874-8909					
S/R 50 NS	Next to Gun building #132			352-223-0817		Christine Clark			
S/R 50 NS	Realty Capital			407-843-7070		Darryl Dotherow			

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S/R 50 NS	Land across from BP					
S/R 50 NS	Land next to O'Reily	407-843-7070	Jim Wilder		1.4 acres	
S/R 50 NS	Land next to ACE	407-843-7070	Jim Wilder		0.64 acres	
S/R 50 NS	Coldwell Banker	407-571-5559	Harry Champs		1.12 acres	
S/R 50 NS	Land behind Center State					
S/R 50 NS	KW - across Oak Tree Church	321-689-6940				
S/R 50 NS	Across from CHC	352-429-0659	Julia Faye Rogers Reality		5 acres	
S/R 33 ES	Airport on Groveland Airport Rd	352-255-4887 352-255-3815	Charles Ruthburg			

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Alternate Key #1720788

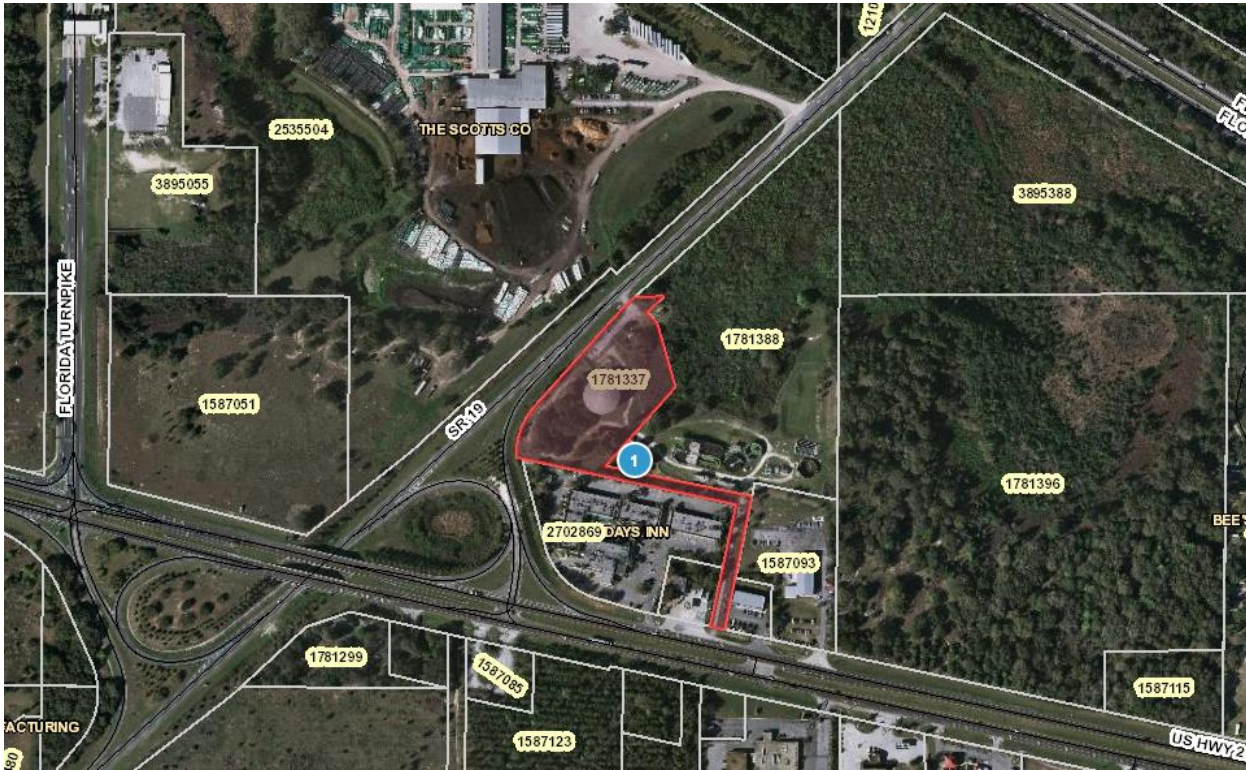


Property Highlights

Address:	Not Assigned – South Lake Avenue
Size:	3.79 Acres
Zoning:	Recreational
Future Land Use:	Recreational
County:	Lake County
Last Sales Price:	N/A
Price:	Please Call Rodney Lucas, 352-429-2141 x225

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Alternate Key #1781337



Property Highlights

Address: 20440 State Road 19
Size: 4.80 Acres
Zoning: Utilities
Future Land Use: Public/Institutional

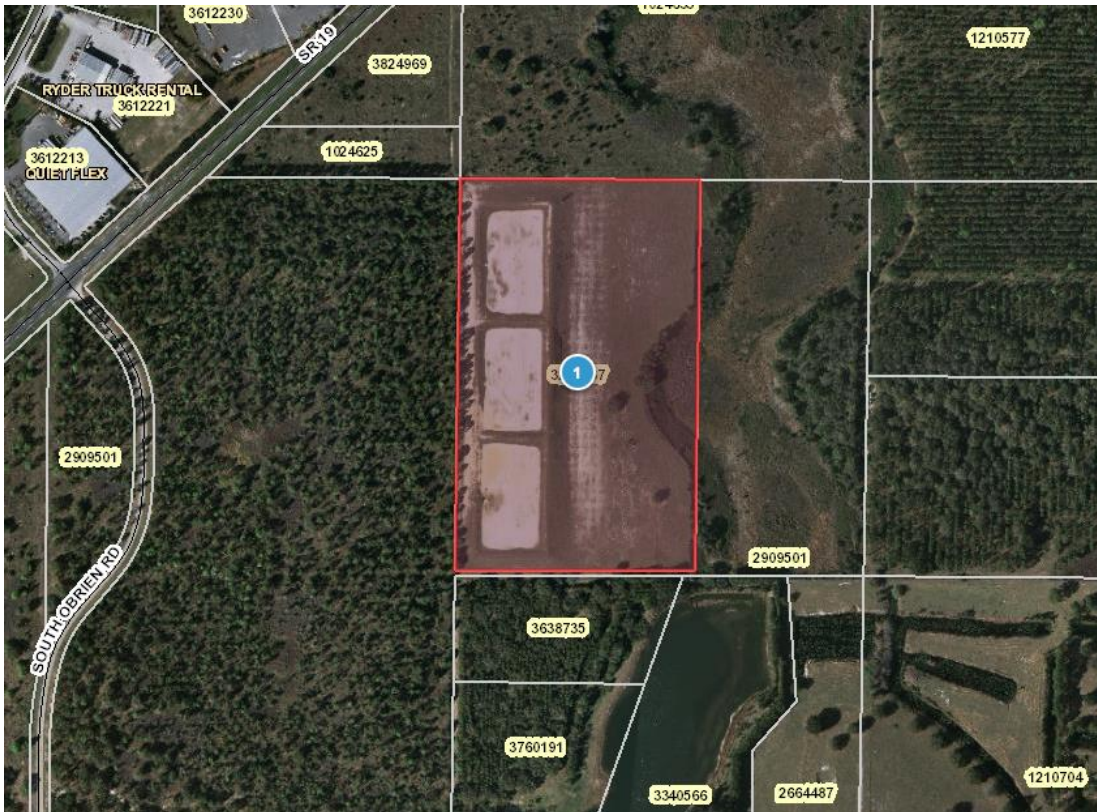
County: Lake County

Last Sales Price: \$250,000

Price: Please Call Rodney Lucas, 352-429-2141 x225

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Alternate Key #3253337



Property Highlights

Address: 20130 STATE ROAD 19

Size: 23.86 Acres

Zoning: Utilities

Future Land Use: Public/Institutional

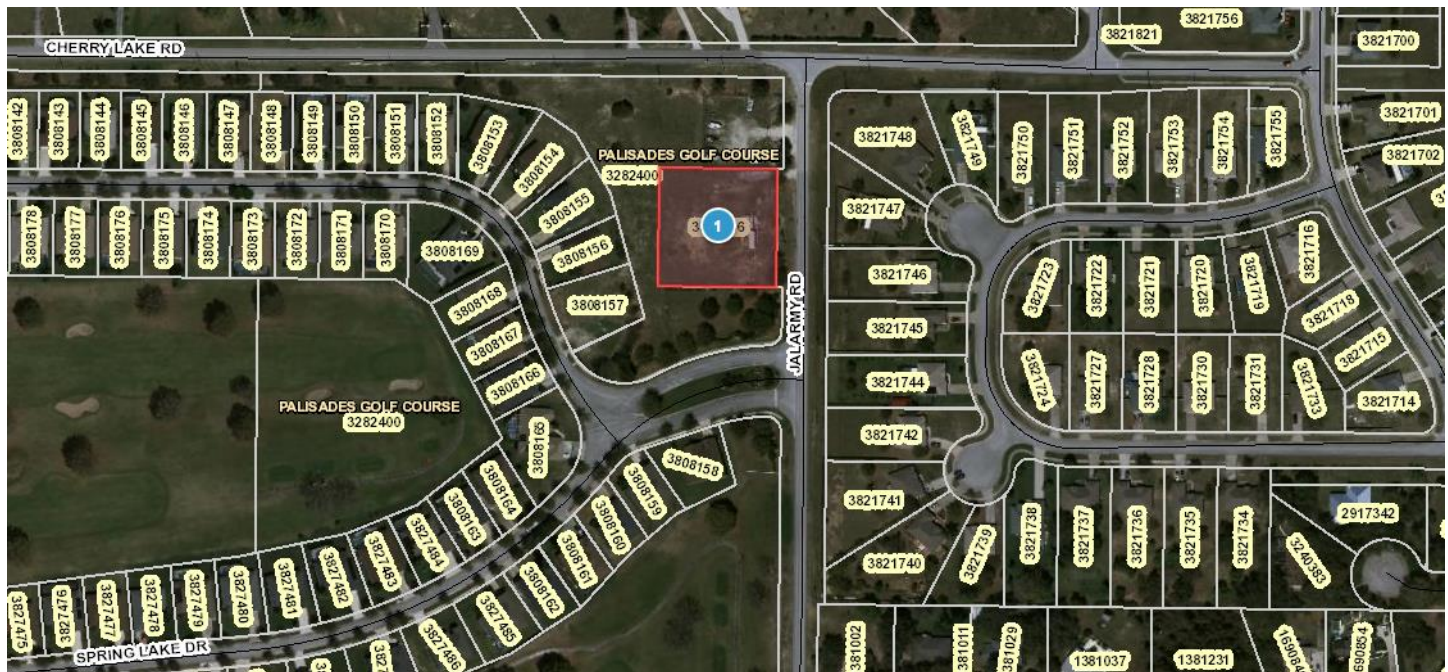
County: Lake County

Last Sales Price: \$144,500

Price: Please Call Rodney Lucas, 352-429-2141 x225

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Alternate Key #3329686



Property Highlights

Address: Not Assigned – Jalarmy Road, Clermont

Size: 0.92 Acres

Zoning:

Future Land Use:

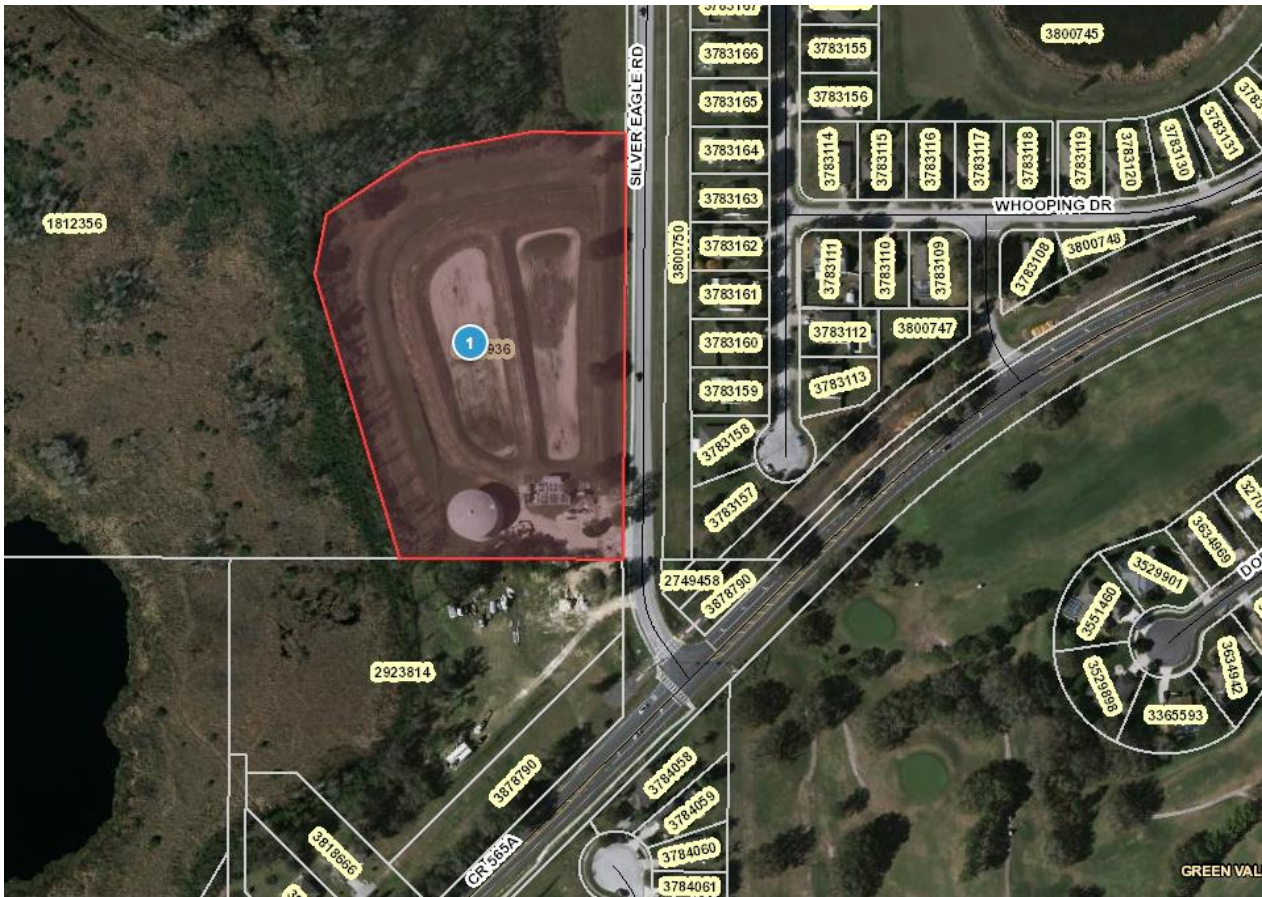
County: Lake County

Last Sales Price: \$193,700

Price: Please Call Rodney Lucas, 352-429-2141 x225

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Alternate Key #3788936



Property Highlights

Address:	Not Assigned – Silver Eagle Road
Size:	7.07 Acres
Zoning:	R-3 Moderate Density Residential District
Future Land Use:	Public/Institutional
County:	Lake County
Last Sales Price:	\$625,000
Price:	Please Call Rodney Lucas, 352-429-2141 x225

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Alternate Key #3800838

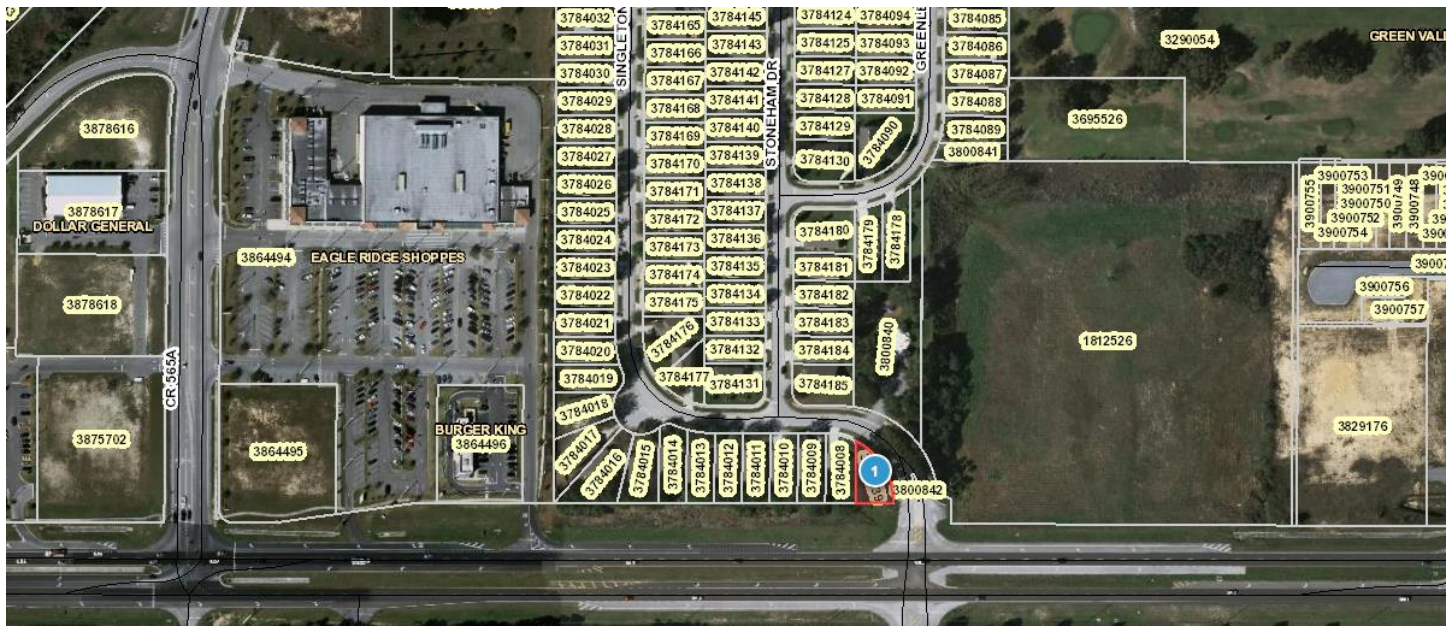


Property Highlights

Address:	Not Assigned – County Road 565A
Size:	2.39 Acres
Zoning:	Planned Unit Development
Future Land Use:	High Density Residential
County:	Lake County
Last Sales Price:	N/A
Price:	Please Call Rodney Lucas, 352-429-2141 x225

This document is subject to change as properties are added or sold and is considered a work in progress.

Alternate Key #3800839



Property Highlights

Address: Not Assigned – Singleton Circle

Size: 0.13 Acres

Zoning: Planned Unit Development

Future Land Use: High Density Residential

County: Lake County

Last Sales Price: N/A

Price: Please Call Rodney Lucas, 352-429-2141 x225

Alternate Key #3840686



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Alternate Key #3840687



Price: Please Call Rodney Lucas, 352-429-2141 x225

This document is subject to change as properties are added or sold and is considered a work in progress.

Alternate Key #3848399



Property Highlights

Address: Not Assigned – Compass Rose Drive
Size: 25.43 Acres
Zoning: Planned Unit Development
Future Land Use: Green Swamp Single Family Low Density

County: Lake County

Last Sales Price: N/A

Price: Please Call Rodney Lucas, 352-429-2141 x225